

AGENDA MEMO

CITY COUNCIL MEETING DATE: SEPTEMBER 6, 2006
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: RQR-15482 - APPLICANT/OWNER: KYLE CANYON
GATEWAY CENTER, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Conformance to all conditions of approval of Site Development Plan Review (SDR-6402) and Special Use Permit (SUP-6401).
2. All City Code requirements and design standards of all City departments must be satisfied.

**** STAFF REPORT ****

APPLICATION REQUEST

This is a required One Year Review of an approved Site Development Plan Review (SDR-6402) that allowed a 5,843 square foot Tavern on 2.37 acres at 9213 Oso Blanca Road.

EXECUTIVE SUMMARY

This is the first review for Site Development Plan Review (SDR-6402), which approved a 5,843 square foot Tavern on the 06/15/05 City Council meeting. The applicant will be submitting a new Site Development Plan Review, which will be considered by Planning Commission on 10/05/06. Therefore, staff is recommending approval of the subject review as no additional reviews are needed.

BACKGROUND INFORMATION

A) *Related Actions*

06/15/05 The City Council approved a Site Development Plan Review (SDR-6402) for a proposed 5,843 square foot Tavern and a Special Use Permit (SUP-6401) for a proposed Tavern on 2.37 acres adjacent to the northwest corner of Iron Mountain Road and Oso Blanca Road. The Planning Commission and staff recommended approval on 5/12/05.

B) *Pre-Application Meeting*

A pre-application meeting is not required for this application.

C) *Neighborhood Meetings*

A neighborhood meeting is not required for this application, nor was one held.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 2.37

B) Existing Land Use

Subject Property: Undeveloped
 North: Undeveloped
 South: Undeveloped
 East: Right-Of-Way
 West: Undeveloped

C) Planned Land Use

Subject Property: PCD (Planned Community Development)
 North: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation]
 South: PF (Public Facilities)
 East: Right-Of-Way
 West: PCD (Planned Community Development)

D) Existing Zoning

Subject Property: C-1 (Limited Commercial)
 North: U (Undeveloped) Zone [PF (Public Facilities) General Plan Designation] and Right-of-Way
 South: U (Undeveloped) Zone [PF (Public Facilities) General Plan Designation]
 East: C-2 (General Commercial) and ROW (Right-of-Way)
 West: C-1 (Limited Commercial)

E) General Plan Compliance

This site is located within the Centennial Hills sector of the General Plan. The site has a PCD (Planned Community Development) designation. The proposed development conforms to the PCD (Planned Community Development), and therefore is in compliance with the land use designation.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		X
Special Overlay District		X
Trails		X
County/North Las Vegas/HOA Notification		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

There are no Special Districts or Zones, which impact the subject site.

ANALYSIS

A) General Analysis and Discussion

The Site Development Plan Review (SDR-6402) was approved by the City Council on 06/15/05. A condition of approval required a one-year review at City Council for a status report. The applicant has not submitted building plans for the approved Tavern. Instead, the applicant will be submitting a new Site Development Plan Review to be heard by the Planning Commission on 10/05/06. Therefore, staff is recommending approval of the subject Required Review with no further reviews.

B) Conditions of Approval from Site Development Plan Review (SDR-6402)

Planning and Development

1. All development shall be in conformance with the site plan and building elevations, date stamped 03/29/05 except as amended by conditions herein.
2. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to indicate that the 6,750 square foot retail building, associated landscaping and parking is not a part of the subject site.
3. The landscape plan shall be revised to reflect a 15-foot landscape buffer along Iron Mountain Road. Additionally, twenty trees shall be added to the west property line or located throughout the site as required by the Commercial Development Standards, prior to the time the application is made for a building permit.
4. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
5. All City Code requirements and design standards of all City departments must be satisfied.
6. The trash enclosures shall be fully enclosed and roofed using the same design theme as the principal structure on the site. The trash enclosure shall be reviewed administratively by staff.
7. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
8. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.

9. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
10. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four fivegallon shrubs for each tree within provided planters.
11. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
12. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
13. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets except single-family residential development. Air conditioning units shall not be mounted on rooftops residential development.
14. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize shoe-box fixtures and downward-directed lights. Wallpack lighting shall utilize shoe-box fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
15. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
16. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

Public Works

17. Dedicate an additional 10 feet of right-of-way for a total of 80 feet of right-of-way for Oso Blanca Road, a minimum of 40 feet of right-of-way adjacent to this site for Iron Mountain Road and dedicate additional rights-of-way required by Standard Drawings #234.1 or #234.3 and #234.2 prior to the issuance of any permits for this site.

18. Dedicate the area needed for a radius meeting American Association of State Highway and Transportation Officials (AASHTO) criteria for a normal crowned street with a design velocity of 35 miles per hour (MPH) to allow Iron Mountain Road to curve near the southeast corner of the site into Oso Blanca Road at a ninety degree angle. Coordinate with the City of Las Vegas Traffic Engineering Section to determine dedication details for Iron Mountain Road to intersect Oso Blanca Road. Also coordinate with the City Engineer to determine dedication and Vacation requirements, if any, to accommodate the Mountains Edge Parkway project adjacent to this site.
19. Coordinate with the RightofWay Section of the Department of Public Works to submit to the Bureau of Land Management for a BLM rightofway grant across the parcel to the east for road, sewer and drainage easements as required to allow Iron Mountain Road to intersect Oso Blanca Road at a 90 degree angle.
20. Construct half-street improvements including appropriate overpaving, if legally able on Iron Mountain Road and construct full-street improvements on Oso Blanca Road adjacent to this concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
21. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.
22. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
23. Extend oversized public sewer in Oso Blanca Road to the northern edge of this site and oversized public sewer in Iron Mountain Road to the western edge of this site to a location and depth as required by the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
24. Landscape and maintain all unimproved rightsofway adjacent to this site.
25. Submit an Encroachment Agreement for all landscaping and private improvements located in the public right-of-way adjacent to this site prior to issuance of any permits or approval of construction drawings for this site.

26. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

The proposed Tavern, which is permitted with a Special Use Permit, is the first structure to be built in this relatively undeveloped portion of the city. The site is bound on the west by C-1 (Limited Commercial) and the east by C-2 (Service Commercial) zoning, which will develop compatible uses in the future.

2. **The proposed development is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards;**

The proposed Tavern is consistent with the Design Standards Manual, as conditioned. The proposed Tavern is located in the PCD (Planned Community Development), which allows for commercial, public facilities and office projects that may be uses as buffers depending on compatibility issues. Although the site is designated PCD, future surrounding uses will be faced with compatibility issues.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

The site is accessed from both Oso Blanca Road and Iron Mountain Road. Oso Blanca is an 80-foot right-of-way and Iron Mountain Road is a Secondary (80-foot) Collector as indicated on the Master Plan of Streets and Highways, which are capable of handling the associated traffic.

4. **Building and landscape materials are appropriate for the areas and for the City;**

The variety of building materials, create an appropriate level of visual interest for the proposed Tavern. The landscape materials are appropriate for the site, as conditioned.

- 5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

The proposed materials and colors of the Tavern are appropriate. The building elevations illustrate an appropriate level of visual interest. The overall site and building design create an orderly and aesthetically pleasing environment.

- 6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

The proposed development will be subject to inspection by the City and will not compromise the health, safety and welfare of the general public.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 5

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 160 by Planning Department

APPROVALS 0

PROTESTS 0